

(AKA PART OF THE EAST 30 FT OF L  
S OF R/W OF US-90 & PART OF THE  
OF LOT 2 LYING S OF R/W OF US-90

GENERATIONS PROPERTIES, LLC  
2806 W US HIGHWAY 90, SUITE 102  
LAKE CITY, FL 32055

2026

35-3S-16-02578-002



| BUILDING CHARACTERISTICS |                         | CONSTRUCTION |      |
|--------------------------|-------------------------|--------------|------|
| ELEMENT                  | CD                      |              |      |
| Exterior Wall            | 16                      | WD FR STUC   | 100  |
| Roof Structur            | 09                      | RIDGE FRME   | 100  |
| Roof Cover               | 14                      | PREFIN MT    | 100  |
| Interior Wall            | 05                      | DRYWALL      | 100  |
| Interior Floo            | 15                      | HARDTILE     | 100  |
| Ceiling                  | 01                      | FIN.SUSPD    | 100  |
| Air Condition            | 04                      | ROOF TOP     | 100  |
| Heating Type             | 09                      | ENG F AIR    | 100  |
| Fixtures                 |                         | 9            | 100  |
| Frame                    | 05                      | STEEL        | 100  |
| Story Height             |                         | 16           | 100  |
| RMS                      |                         | 0            | 100  |
| Stories                  | 1.                      | 1.           | 100  |
| Units                    |                         | 0            | 100  |
| Condition Adj            | 03                      | 03           | 100  |
| Quality                  | 05                      | 05           |      |
| DOR CODE                 | 1600 COMMUNITY SHOPPING |              |      |
| MAP NUM                  |                         | MKT AREA     | 06   |
| NEIGHBORHOOD/LOC         | 35316.020 1.00/         |              |      |
| AREA TYPE                | TOTAL GROSS AREA        | PCT OF BASE  | YEAR |
| BAS                      | 2,059                   | 100          |      |
| KTS                      | 1,562                   | 150          |      |
| TOTALS                   | 3,621                   |              |      |

| MARKET ADJUSTMENTS                                  |     |           |             |                |                |      |      |      |      |      |        |  |  |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|--|
| TYPE  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |  |  |
| 3900  | 04  | 4,402     | 129.1105    | 113.62         | 500,155        | 2017 | 2017 | 0    | 0    | 6.00 | 94.00  |  |  |
| 1 SHOP COMTY 0% - 2023 Heated Area: 3621 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |  |  |
|   |     |           |             |                |                |      |      |      |      |      |        |  |  |
| BLD DATE<br>XF DATE<br>INC DATE                     |     |           |             |                |                |      |      |      |      |      |        |  |  |
| LGL DATE<br>LAND DATE<br>AG DATE                    |     |           |             |                |                |      |      |      |      |      |        |  |  |
| 2786 W US HIGHWAY 90 , LAKE CITY                    |     |           |             |                |                |      |      |      |      |      |        |  |  |
| 05/11/2026 MLU                                      |     |           |             |                |                |      |      |      |      |      |        |  |  |

| COLUMBIA COUNTY PROPERTY  |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              |           |  | STANDARD    |
| Tax Group: 1              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     |           |  | 470,146     |
| TOTAL MARKET OB/XF VALUE  |           |  | 64,020      |
| TOTAL LAND VALUE - MARKET |           |  | 494,848     |
| TOTAL MARKET VALUE        |           |  | 1,029,014   |
| SOH/AGL Deduction         |           |  | 0           |
| ASSESSED VALUE            |           |  | 1,029,014   |
| TOTAL EXEMPTION VALUE     |           |  | 0           |
| BASE TAXABLE VALUE        |           |  | 1,029,014   |
| TOTAL JUST VALUE          |           |  | 1,029,014   |
| NCON VALUE                |           |  | 0           |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   |           |  | 997,693     |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 000045788  | Remodel     | 250,000 | 10/27/2022 |
| 16-1431    | COMMERCIAL  | 0       | 01/09/2017 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1470/37                        | 6/28/2022 | WD Q      | Q     | I     | 01     | 1,100,000  |
| GRANTOR: RIMROCK HERITAGE LLC  |           |           |       |       |        |            |
| GRANTEE: GENERATIONS PROPERT   |           |           |       |       |        |            |
| 1316/2730                      | 6/14/2016 | WD Q      | Q     | I     | 01     | 550,000    |
| GRANTOR: LYONS PROPERTY HOLDIN |           |           |       |       |        |            |
| GRANTEE: RIMROCK HERITAGE LL   |           |           |       |       |        |            |

| EXTRA FEATURES |            |             |     |     |   |   |           |    |          |                |           |         |             |   |        |                 |       |
|----------------|------------|-------------|-----|-----|---|---|-----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS     | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
| 1              | 0166       | CONC, PAVMT | 0   | 0   | 0 | 0 | 3,100.00  | UT | 3.00     | 3.00           | 100       | 2017    | 2017        | 3 | 100    | 9,300           |       |
| 2              | 0164       | CONC BIN    | 0   | 0   | 0 | 0 | 120.00    | UT | 11.00    | 11.00          | 100       | 2017    | 2017        | 3 | 100    | 1,320           |       |
| 3              | 0260       | PAVEMENT-A  | 0   | 0   | 0 | 0 | 24,450.00 | UT | 2.00     | 2.00           | 100       | 2017    | 2017        | 3 | 100    | 48,900          |       |
| 4              | 0253       | LIGHTING    | 0   | 0   | 0 | 0 | 3.00      | UT | 1,500.00 | 1,500.00       | 100       | 2017    | 2017        | 3 | 100    | 4,500           |       |

| BUILDING NOTES                                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W29 KTS= W22 S71 E22 N71\$ S71 E29 N71\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        | TOTAL OB/XF |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ     | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1                | 1610     | C   | SH CTR NHD           | 0   |     | CG       | 0.00  | 0.00  | 30,928.00   | SF        |     | 1.00     | 1.00   | 1.00        | 16.00      | 16.00          | 494,848    |                             |      |         |      |     |    |        |